

## **\$334,800 - 34 2215 24 Street, Edmonton**

MLS® #E4434612

**\$334,800**

2 Bedroom, 2.50 Bathroom, 1,180 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Perfect property for first-time home buyers & investors in Southeast Edmonton. This 2 bedrm END UNIT townhome boasts an open concept, ample natural light, & hardwood flooring throughout the main level. The kitchen is spacious w/ stainless steel appliances, pantry, full height cabinetry, subway tile backsplash & large island. The upper level offers 2 bedrms, transom windows, & plenty of storage: the primary includes a 4 piece ensuite w/ dual sinks, walk-in shower & walk-in closet. 2nd bdrm also has ensuite/walk-in closet. Lower level has an attached single car garage & mudroom. Nicely-appointed location in complex with desirable low maintenance fenced-in yard to enjoy the warmer months. Higher energy efficiency w/tankless hot water & heat recapture for a lower utility bill. This well maintained complex offers visitor parking & is walking distance to tons of amenities, including park/pond. Located close to shopping, a community playground, community league, newer rec centre, schools & public transit.

Built in 2015

### **Essential Information**

MLS® # E4434612

Price \$334,800



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	34 2215 24 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A6

### Amenities

Amenities	Parking-Visitor, Patio
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	SvendHansen/HolyFamily
Middle	SvendHansen/HolyFamily
High	DrFrancis/Wagner/H.Trinity

### Additional Information

Date Listed	May 5th, 2025
Days on Market	106
Zoning	Zone 30
Condo Fee	\$240

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